

**BREWERS HILL COMMONS PLANNED RESIDENTIAL DEVELOPMENT
EAST SIDE OF BROWN BETWEEN PALMER AND RESERVOIR STREETS, MILWAUKEE, WI**

Development Description and Statement of Owners Intent

This Detailed Plan Development Description concerns the Phase VI on Block "B" of Brewers Hill Commons ("BHC") and meets the intent of the General Plan Description and Statement of Intent which has been previously approved.

Phase VI will consist of approximately seventy (70) units in two (2) separate buildings with a landscaped courtyard between them. The "East" building will be located at the Southwest corner of Brown and Hubbard streets. It will be a total of five (5) floors. The first floor will include approximately twenty-six (26) parking spaces. The upper four (4) floors will contain approximately forty (40) units. The "West" building will be located at the Southeast corner of Brown and Palmer Streets. It will be a total of four (4) floors. The first floor will include approximately twenty-six (26) parking spaces. The upper three (3) floors will contain approximately thirty (30) units. On the South portion of the property there will be approximately thirty-four (34) outdoor parking spaces. Once commenced, construction should take approximately twelve (12) months for each building as set forth in the Development Timetable section of this statement.

Brewers Hill Commons is a planned residential development. The development will combine condominiums, rowhouses and single-family homes. The development site is bounded by Reservoir Street on the south, Brown Street on the north, Palmer Street on the west and Buffum on the east. (Site plan and vicinity map is attached hereto)

Design Guidelines and Condominium Description

Phase VI will consist of seventy (70) new residential units housed in similar four (4) and five (5) story buildings with a landscaped courtyard between them. Units in both the East and West Buildings will range between 700 and 1200 square feet and will contain either one (1) or two (2) bedrooms, one (1) to two (2) baths and at least one (1) parking space per residence. All buildings in this Phase will have a masonry and brick exterior.

All units will be completely new with new appliances, flooring, carpet or tile flooring, central heating and air conditioning, washer/dryer hookups, windows, and lighting. Fireplaces and whirlpool baths will be offered. All these design elements combine to create a contemporary open living space desired by today's marketplace.

The design intent is to create a cohesive urban residential community. The courtyard will provide green space visible and accessible from Brown Street. The site plan, floor plans and proposed building elevations are attached for review.

Site, Public Elements and Parking

Internal roadways, landscaping, lighting and storm sewer lines will be installed by the developer and maintained by the Condominium Owners Association. Sanitary sewer and waterlines will be installed and paid for by the developer and dedicated to the City upon completion. Underground utilities are planned for the entire project.

The storm water retention basins, park areas and common area landscaping will be required to be maintained by Condominium Owners Association, which will be formed by the developer and will include each property owner of

the development. Separate Condominium Owners Association will be formed for the benefit of each phase of the development.

There are a total of eighty-six (86) parking spaces for the seventy (70) dwelling units. This will help insure that street parking in the area will remain plentiful. All parking will be oriented to the inside of the perimeter of the development. Indoor parking will be on the first floor of each building.

Ownership of the Site

Tandem Developers or its affiliates currently own or control the site. After approval of the detail plan requested herein, the Owner will begin its sales effort. Once the pre-sale level required by the construction lender is met, building will commence. When complete, individual units will be transferred to contract purchasers. A condominium owners association will be formed prior to the sale of any units. The developer will control the association until seventy-five percent (75%) of the units have been sold. Thereafter the homeowners will hold all of the association offices and be responsible for the operation of the condominium in accordance with the by-laws and recorded declaration.

The purpose of the Owners Association is to operate the Association within the guidelines of the Declaration and collect monthly assessment from the homeowners for the common area maintenance expenses including but not limited to facade maintenance, maintenance of landscaping, snow removal, painting and capital account for future maintenance.

Development Timetable

Upon meeting the pre-sale requirements, construction on Phase VI will commence. Once started construction should take approximately twelve (12) months.

East Building

Begin Sales	50% of units Sold	Begin Construction	Complete Construction	First Move-in
April 2004	August 2004	September 2004	September 2005	October 2005

West Building

Begin Sales	50% of units Sold	Begin Construction	Complete Construction	First Move-in
September 2004	April 2005	May 2005	May 2006	May 2006

Detailed Plan Development Submittals

Page 1	Vicinity Map
Page 2	Plat of Survey prepared by Land Information Services, Inc.
Page 3 - 4	Site Plan prepared by Eppstein-Uhen Architects
Page 5	Site Grading Plan prepared by Eppstein-Uhen Architects
Page 6	Utility Plan prepared by Eppstein-Uhen Architects

Page 7
Page 8 - 9
Page 10
Page 11

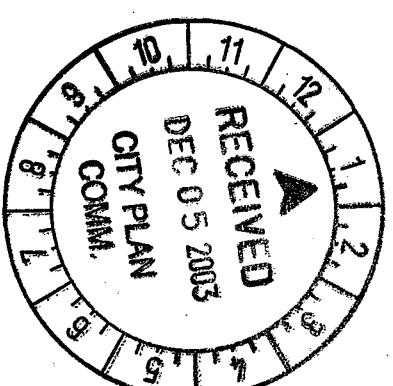
Landscape Plan prepared by Eppstein-Uhen Architects
Elevations prepared by Eppstein-Uhen Architects
Signage Plan prepared by Eppstein-Uhen Architects
Site Context Photographs prepared by Eppstein-Uhen Architects



BREWERS HILL - BLOCK 'B'
TANDEM DEVELOPERS, LLC
MILWAUKEE, WI



EPPSTEIN UHEN
ARCHITECTS



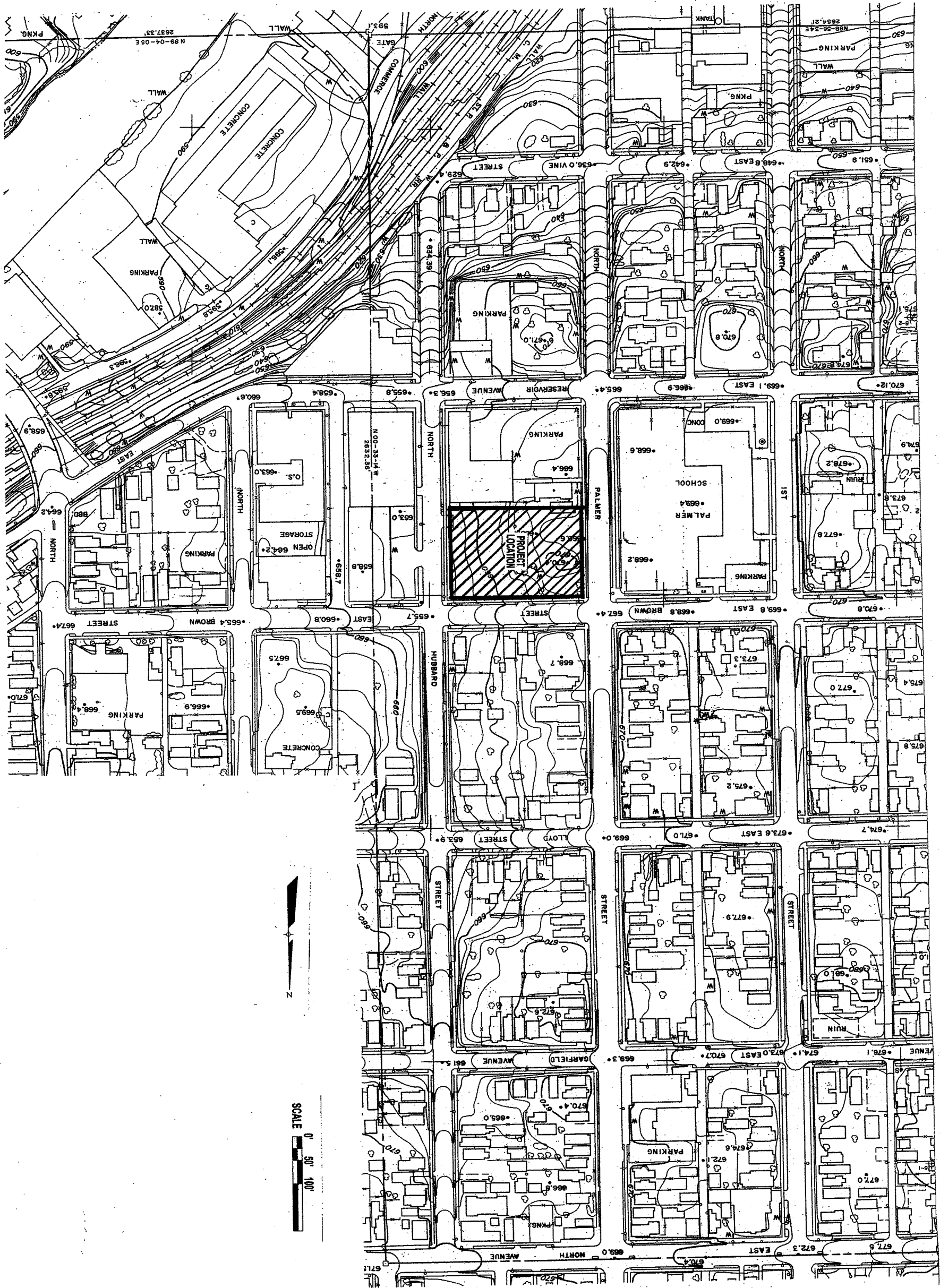
DETAIL PLAN SUBMITTAL

NOVEMBER 24, 2003
RESUBMITTED DECEMBER 4, 2003

EUA PROJECT NUMBER: 103168-G

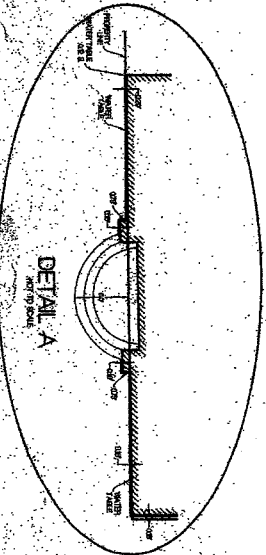


BREWERS HILL - BLOCK B VICINITY MAP



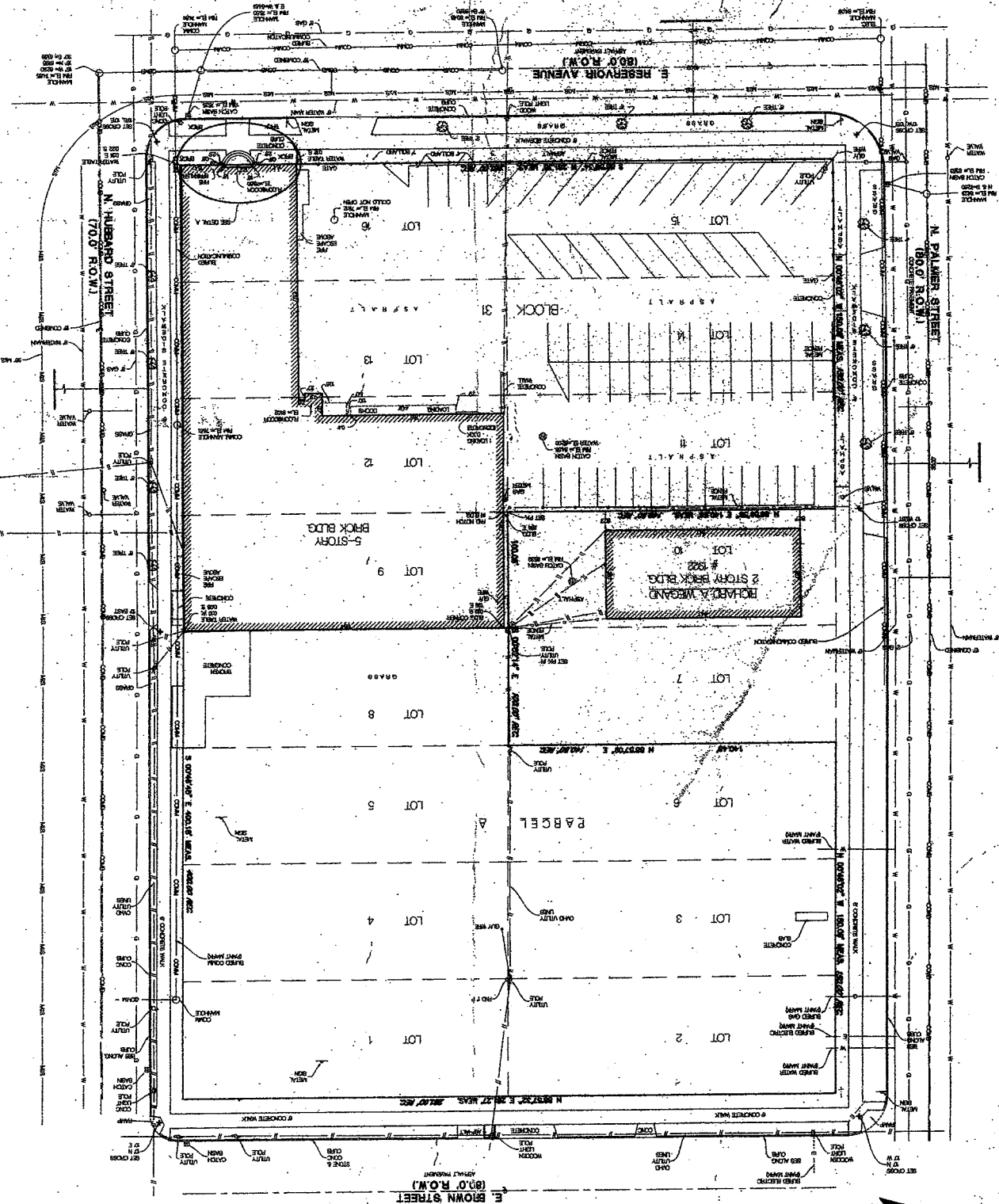


1. This plan is based on the original survey of the property shown on the attached plat of the City of Milwaukee, Wisconsin, and is subject to the same conditions and limitations as the original survey.



2. This plan is based on the original survey of the property shown on the attached plat of the City of Milwaukee, Wisconsin, and is subject to the same conditions and limitations as the original survey.

3. This plan is based on the original survey of the property shown on the attached plat of the City of Milwaukee, Wisconsin, and is subject to the same conditions and limitations as the original survey.



PHASE VI
"Parcel B"

GRAPHIC SCALE
1 inch = 30 ft

LEGEND

- 1. CONCRETE
- 2. BRICK
- 3. ASPHALT
- 4. GRAVEL
- 5. SAND
- 6. CLAY
- 7. SILT
- 8. MUD
- 9. WATER
- 10. AIR
- 11. FUEL
- 12. OIL
- 13. GAS
- 14. ELECTRICITY
- 15. TELEPHONE
- 16. CABLE
- 17. SATELLITE
- 18. FIBER OPTIC
- 19. RAILROAD
- 20. HIGHWAY
- 21. AIRPORT
- 22. MARINA
- 23. PORT
- 24. CANAL
- 25. DAM
- 26. LEVEE
- 27. FLOOD WALL
- 28. EMBANKMENT
- 29. DRAINAGE
- 30. IRRIGATION
- 31. WINDMILL
- 32. WATER TOWER
- 33. PUMP
- 34. VALVE
- 35. PIPE
- 36. CONDUIT
- 37. TRENCH
- 38. EASEMENT
- 39. EASEMENT
- 40. EASEMENT

ALTA/ACSM LAND TITLE SURVEY

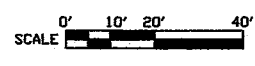
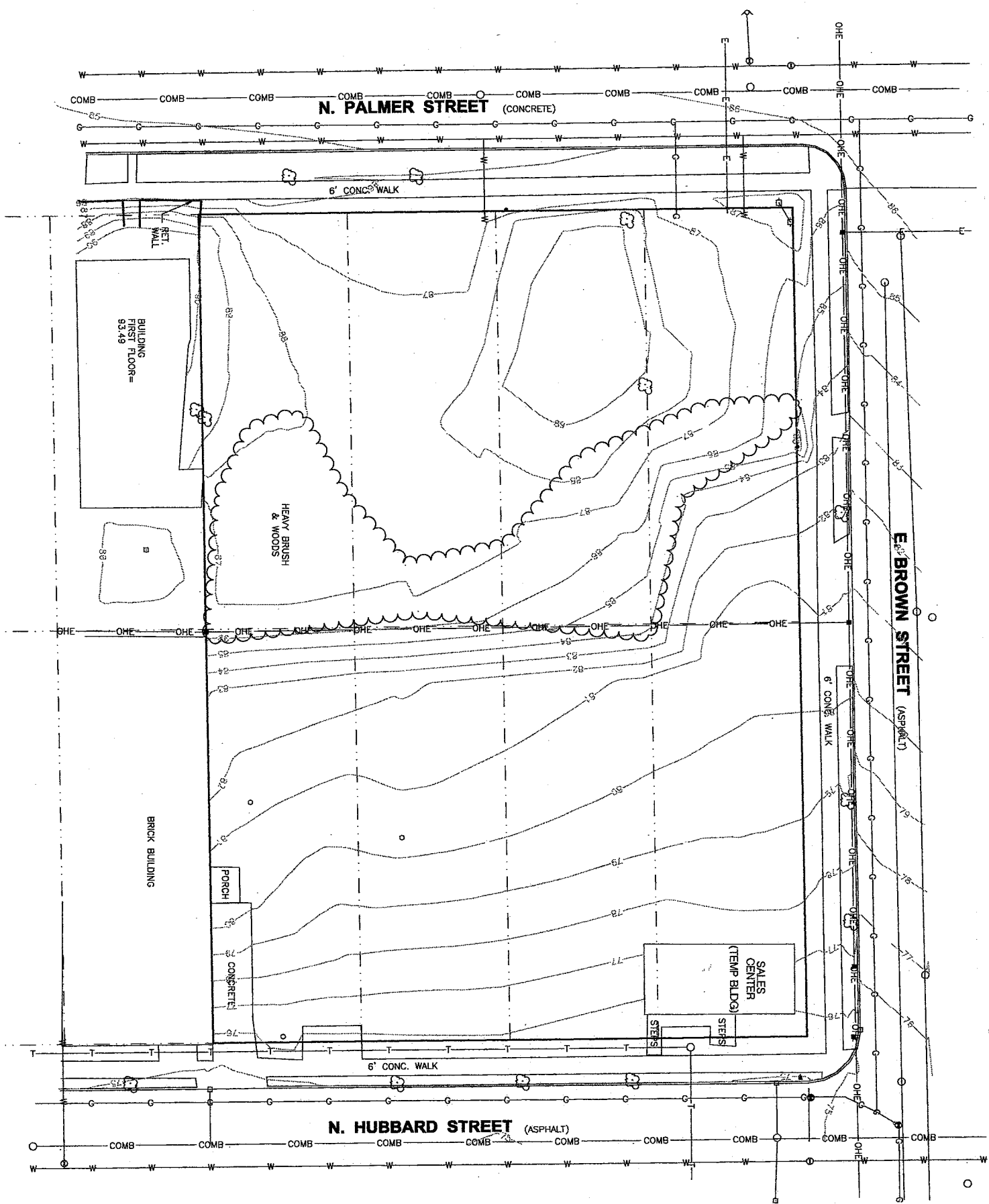
**1937 N. HUBBARD ST
MILWAUKEE, WISCONSIN**

DRAWN BY: CAIB
CHECKED BY: MLW
DATE: 2-9-98
JOB NUMBER: 98-307-01

3371 HUBBARD
98-307
SHEET 1 OF 1

①	ADDED NORTH LOTS TO SITE/GENERAL UPDATE (98-137-02)	04-05-99	TBA
②	ROTATED NORTH TO RIGHT, CHANGED SCALE TO 30	06-23-98	TBA

LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS
AND CONSULTANTS
1718 N. DEAN STREET, 2ND FL.
MILWAUKEE, WI 53233
PHONE: 414-521-5888
FAX: 414-521-5889
WWW.LISWI.COM



DATE 09-24-2003
 PROJECT NO 70943
 FILE 02C01.DWG
 SHEET NO A-
 DRAWING NO C-1

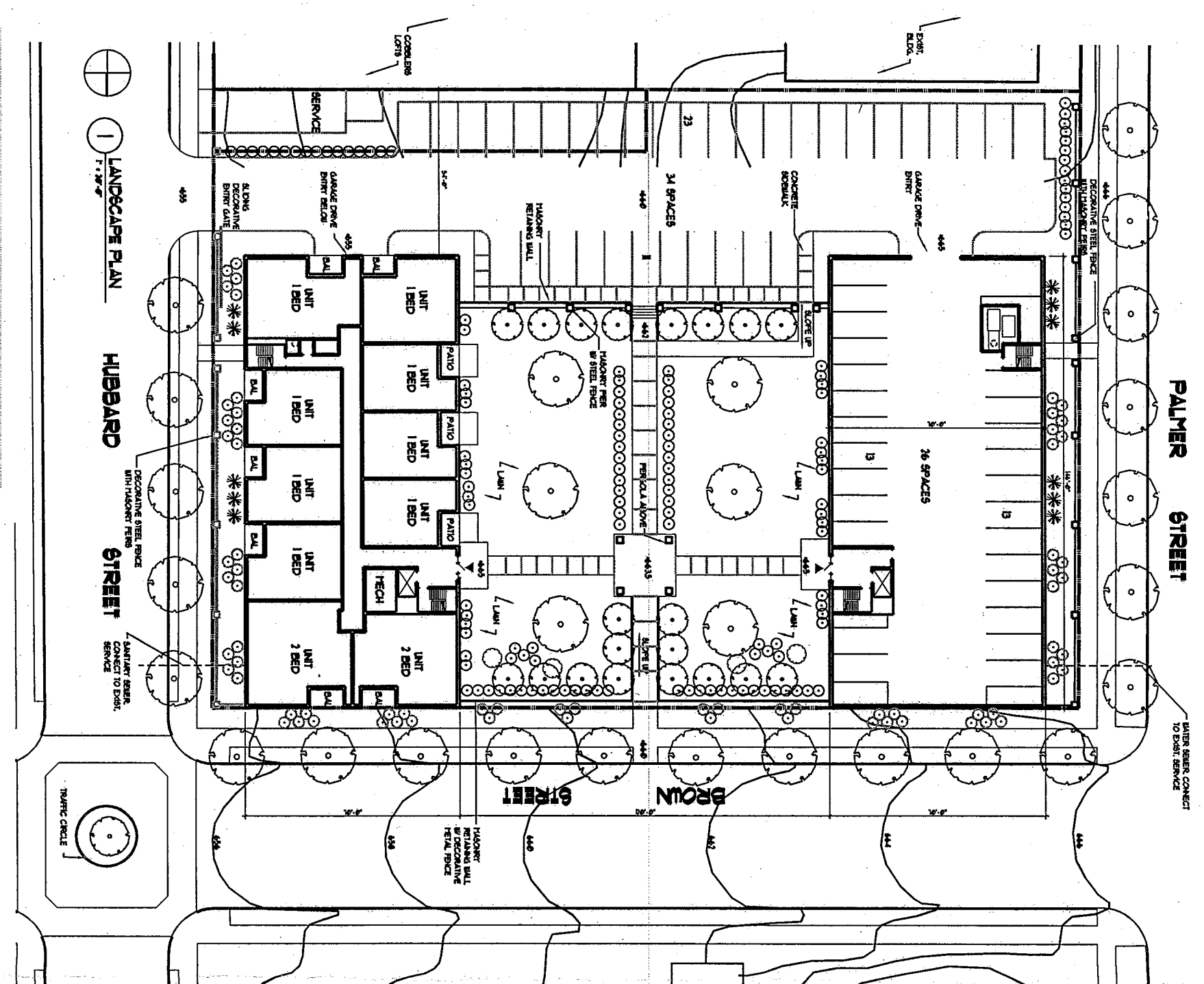
TANDEM DEVELOPERS
 BREWERS HILL COMMONS
 MILWAUKEE, WISCONSIN

**EXISTING CONDITIONS SURVEY
 BLOCK B**

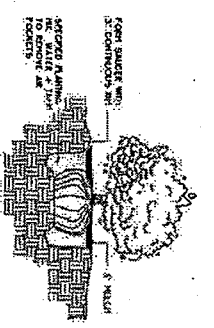


SHEBOYGAN, WISCONSIN		
DRN	WAT	SEPT.2003
DES	SJK	SEPT.2003
CHK	RJO	SEPT.2003
APP	TRJ	SEPT.2003

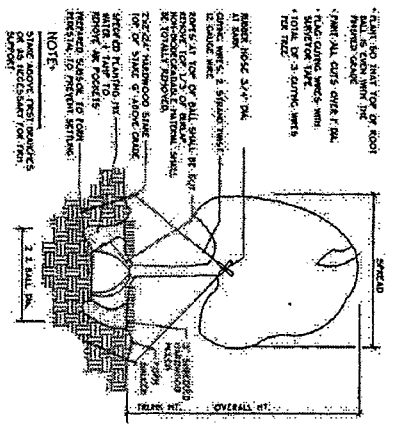
NO	REVISIONS	DRN	CHK	DATE



ENTIRE PROJECT:			
40 UNITS - EAST BUILDING		30 UNITS - WEST BUILDING	
30 UNITS TOTAL			
14 - 1 BR (70%)			
56 - 1 BR (80%)			
WEST BUILDING:		EAST BUILDING:	
10 UNITS/FLOOR	2 - 2 BR	10 UNITS/FLOOR	2 - 2 BR
3 - 1 BR	8 - 1 BR	3 - 1 BR	8 - 1 BR
3 FLOORS		4 FLOORS	
TOTALS:	30 UNITS	TOTALS:	40 UNITS
6 - 2 BR	24 - 1 BR	8 - 2 BR	32 - 1 BR
PARKING TOTALS:			
26 INDOOR EAST BUILDING		34 INDOOR WEST BUILDING	
66 TOTAL			
26 SPACES FOR 14 - 2 BR			
38 SPACES FOR 36 - 1 BR			



SHRUB PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - GUYING WIRES
SCALE: NOT TO SCALE

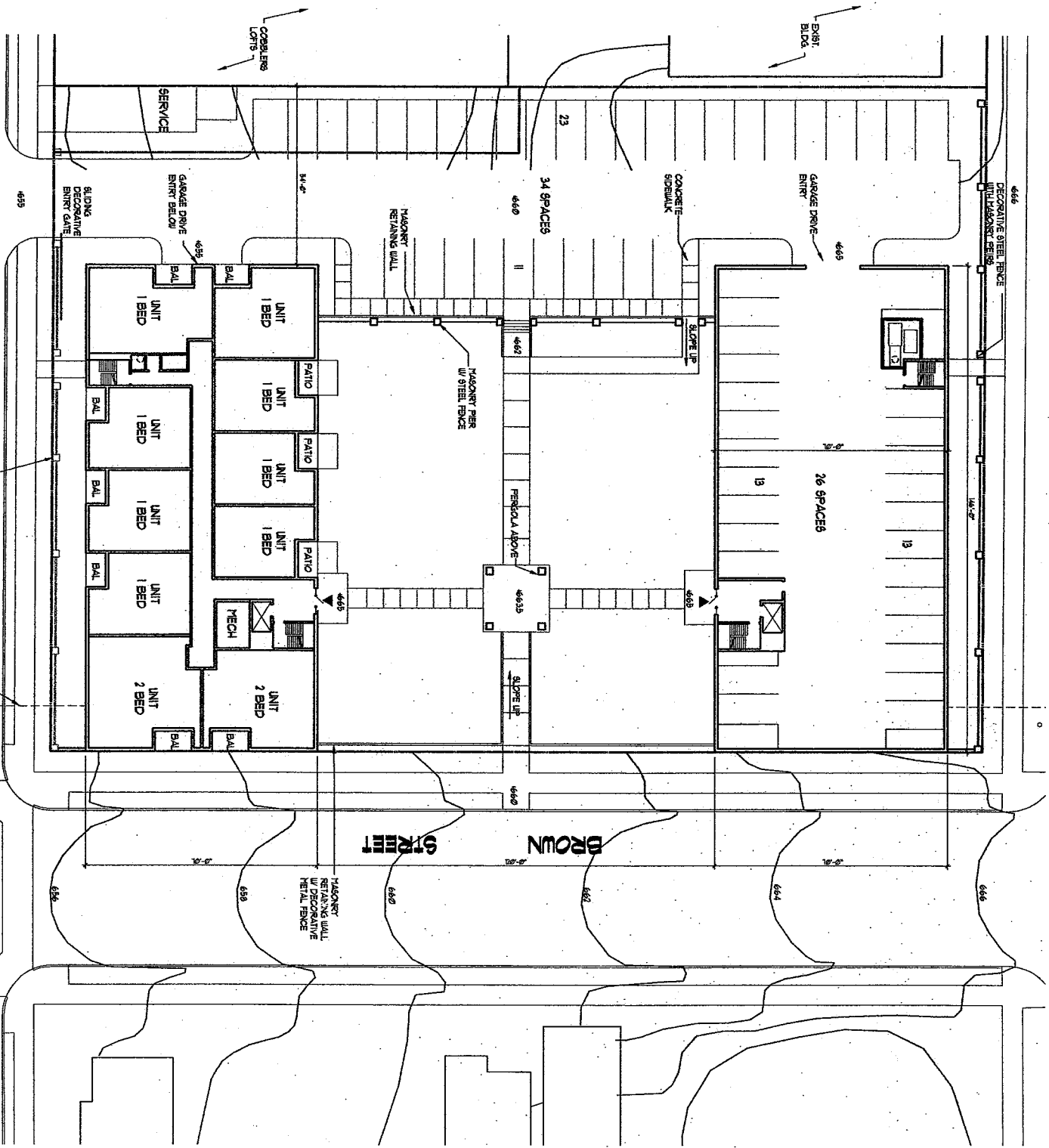
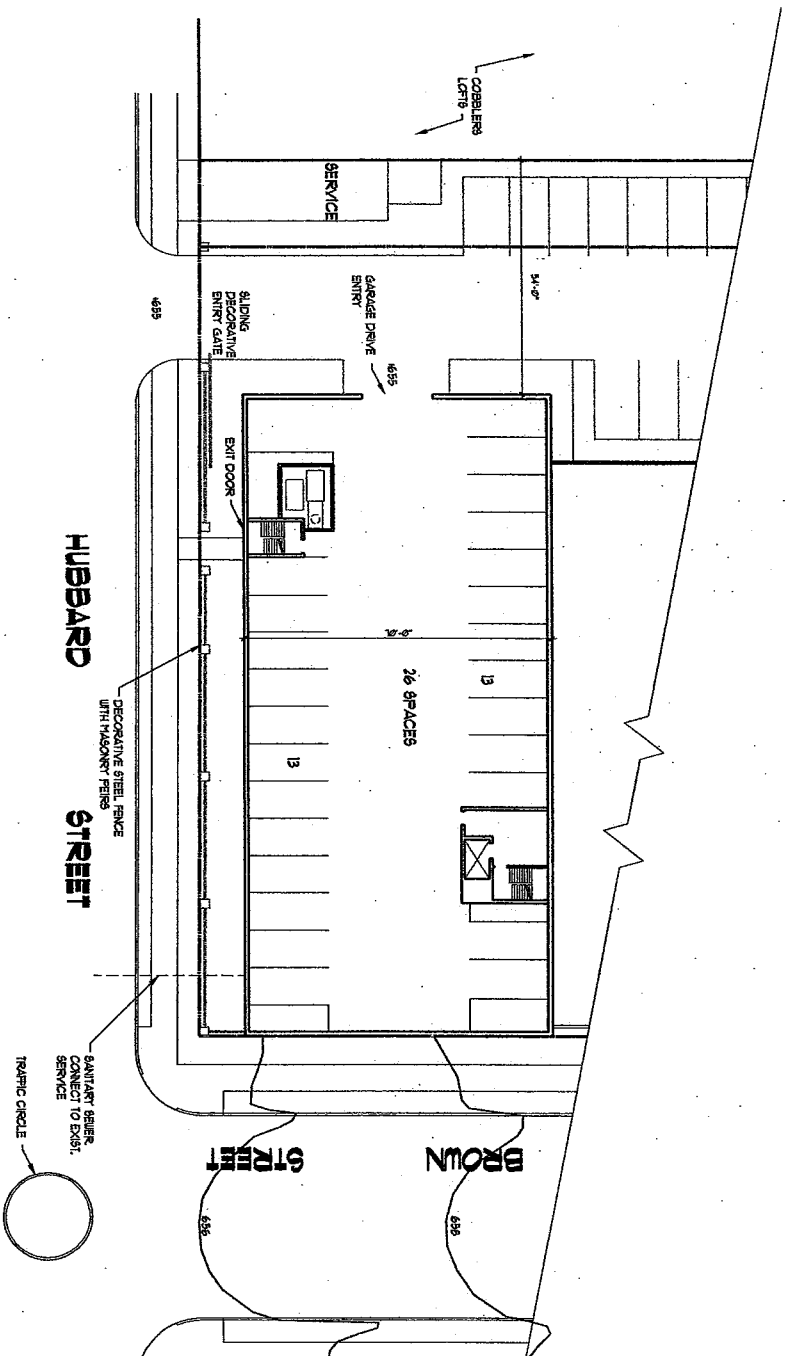
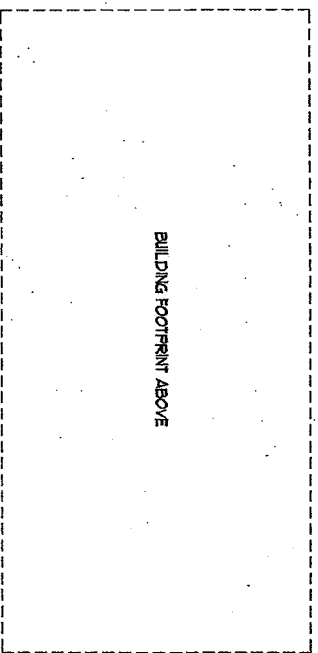
Plant Table

Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	3	<i>Coccoloba</i>	Common Name	8" B&B
3	4	<i>Betula nigra</i>	River Birch	8" B&B
4	5	<i>Fraxinus americana</i>	White Ash	2.5" B&B
7	6	<i>Tilia cordata</i>	Littleleaf Linden	2.5" B&B
Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	7	<i>Acacia melanocoryna</i>	Black Acacia	24" B&B
3	8	<i>Ulmus americana</i>	Winged Elm	24" B&B
4	9	<i>Quercus alba</i>	White Oak	24" B&B
4	10	<i>Hydrangea arborescens</i>	Hydrangea	24" B&B
12	11	<i>Syringa vulgaris</i>	Common Lilac	30" B&B
12	12	<i>Syringa x burkei</i>	Peppercorn Lilac	24" B&B
5	13	<i>Taxus canadensis</i>	Eastern White Pine	30" B&B
7	14	<i>Thuja occidentalis</i>	Eastern Arborvitae	4" B&B
Quantity	Code Name	Scientific Name	Common Name	Planting Size
40	15	<i>Eleocharis acicularis</i>	Spikerush	4.5" Pot
144	16	<i>Eurythoea fortunei</i>	Japanese Anemone	2.5" Pot
36	17	<i>Hemerocallis 'Cherry Chalice'</i>	Daylily	4.5" Pot
36	18	<i>Rudbeckia fulgida</i>	Black-eyed Susan	4.5" Pot

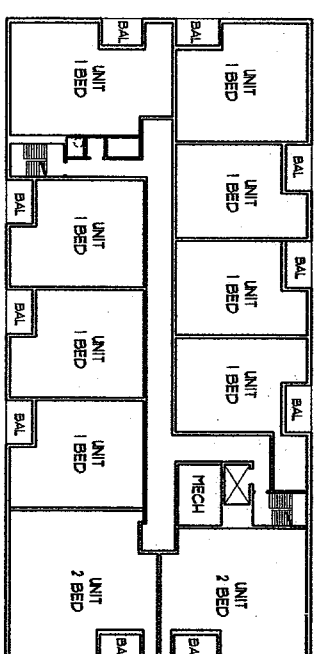
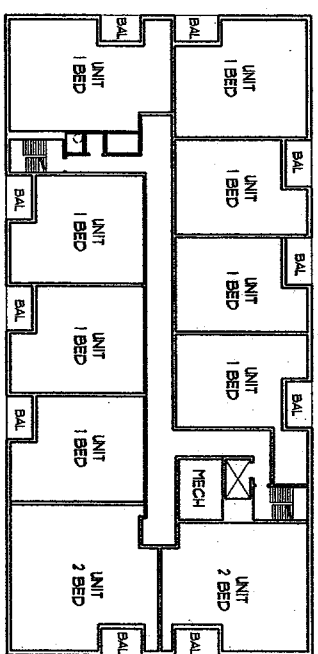
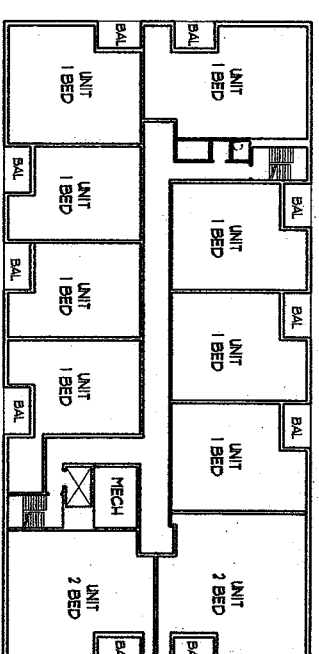
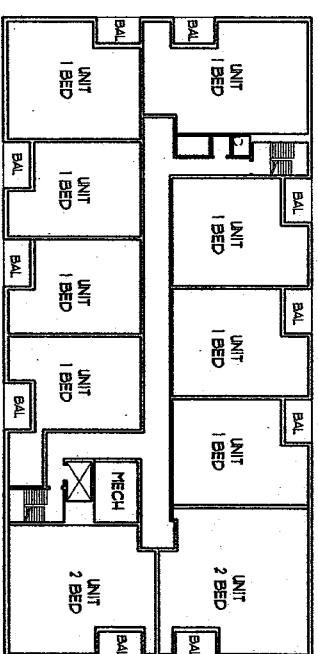
GENERAL NOTES:

1. Notify District Horticulture prior to the commencement of any site clearing operations.
2. Clear and lightly dispose of all existing shrubs in areas to be planted with new plant material. Existing trees are to remain unless otherwise indicated.
3. All trees to be planted shall be one inch below top of curb, retaining walls and pavement.
4. All plant material shall conform to American Standard for Nursery Stock as prepared by the American Association of Nurserymen, Inc.
5. All plants to be planted according to the plan and planted in holes at least twice the size of the root ball for shrubs.
6. All plantings to be installed with a maximum depth of three inches of amended topsoil.
7. Fill planting beds to a minimum depth of 6" prior to planting.
8. Topsoil shall be used on the project; shall be topsoil that is fertile, friable, neutral to slightly acidic, free from stumps, clay lumps, pebbles, rocks, and other debris, and free of roots, stumps, stones larger than 1/2" in any dimension and other obstructions or toxic matter harmful to plant growth.
9. All areas disturbed during construction and indicated as "SOIL" shall be seeded and indicated as "SEED" shall be seeded with a bluegrass blend.
10. All plants to receive 3 year slow release fertilizer pellets (or equal) at a rate of 2 lbs/1000 sq ft of tree and 3 lbs/1000 sq ft of shrub.
11. Distribute all plants, including bedding materials and soil for a period of one year.
12. Water all plantings immediately after installation and maintain for a period of 2 weeks following date of completion.
13. All planting bed shall have 6" inch above curb edges.
14. Provide owner with a written maintenance schedule within 2 weeks of project completion.

BREWERS HILL - BLOCK B LANDSCAPE PLAN



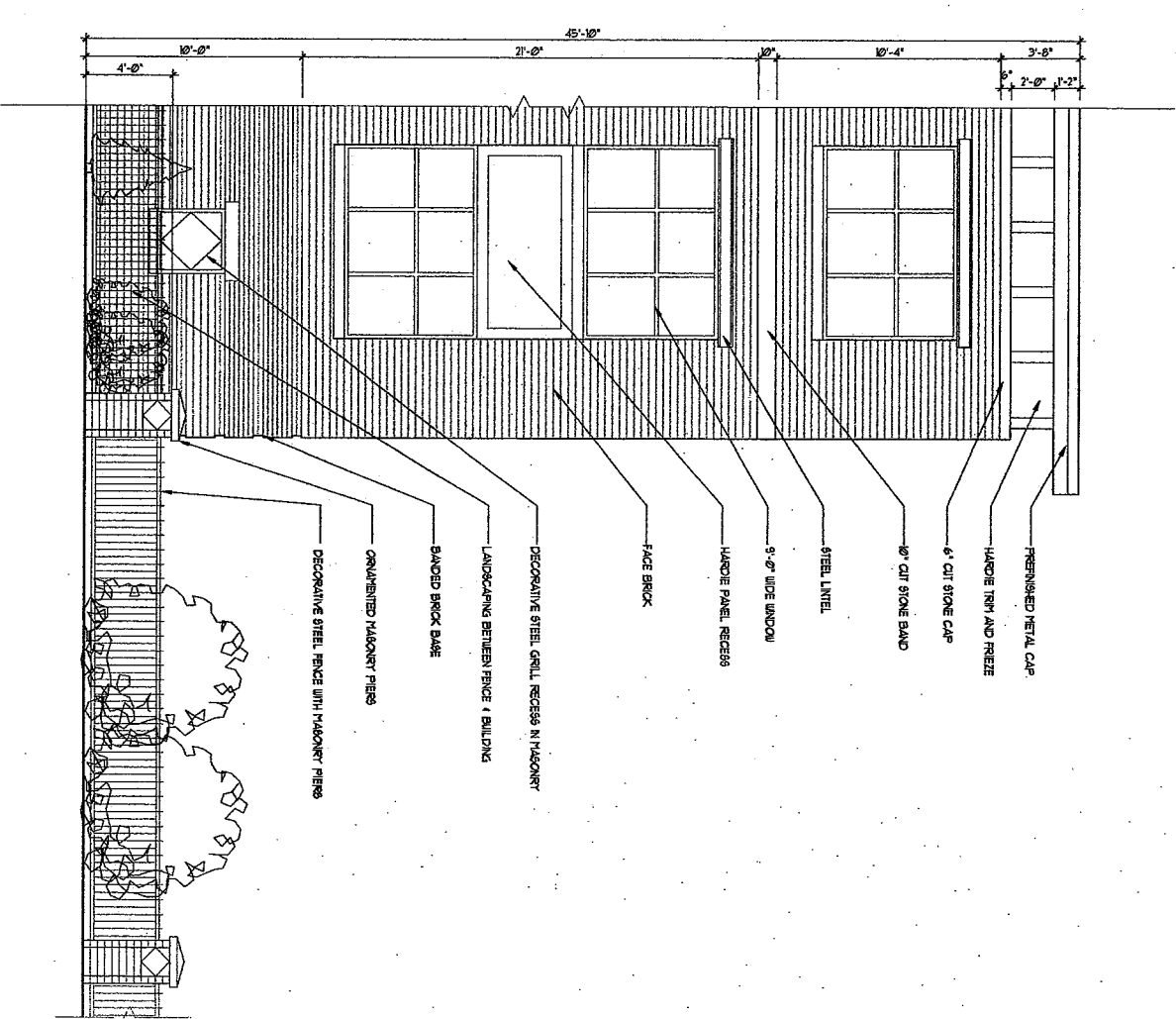
BREWERS HILL - BLOCK B FLOOR PLANS



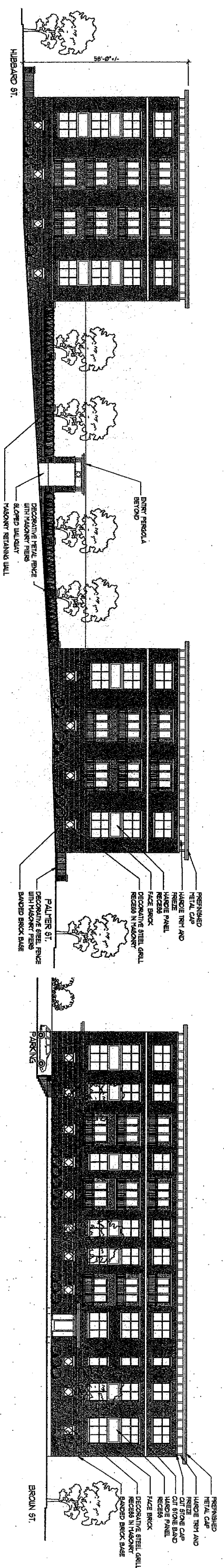
3 2ND FLOOR
1:120'-0"

4 THIRD & FOURTH FLOOR
1:120'-0"

5 BUILDING DETAIL
1/4" = 1'-0"

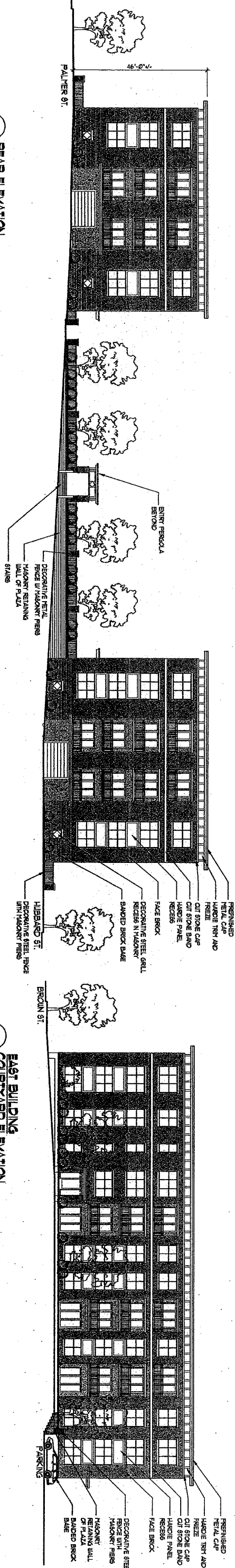


BREWERS HILL - BLOCK B FLOOR PLANS - ELEVATION DETAIL



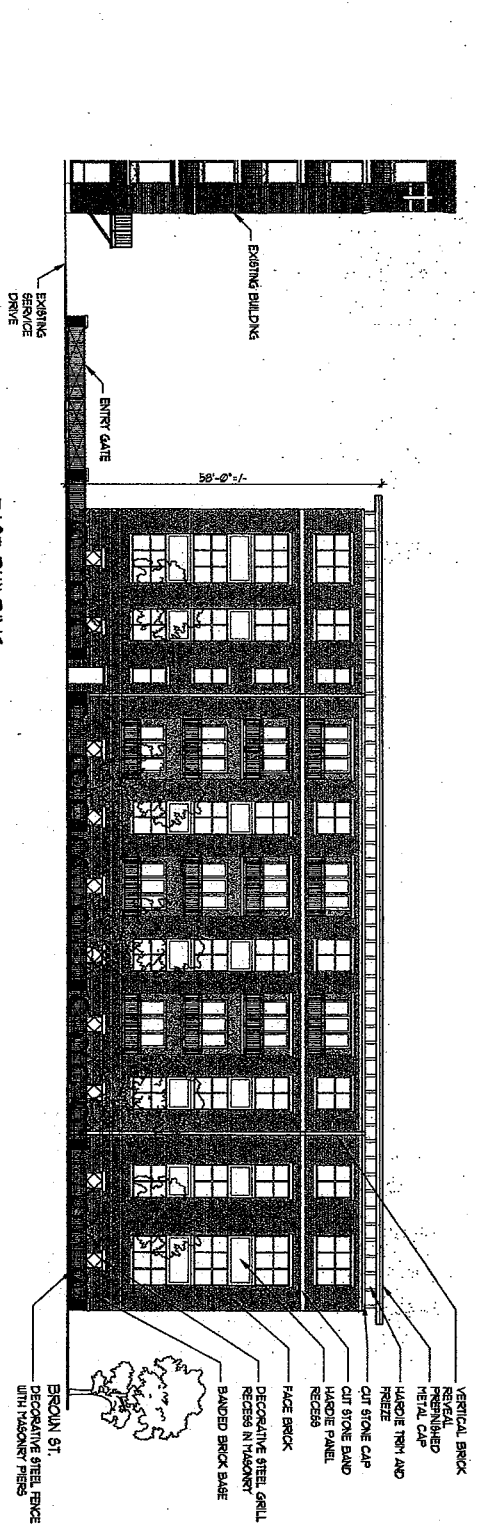
1 BROWN STREET ELEVATION
1/8" = 1'-0"

4 WEST BUILDING COURTYARD ELEVATION
1/8" = 1'-0"

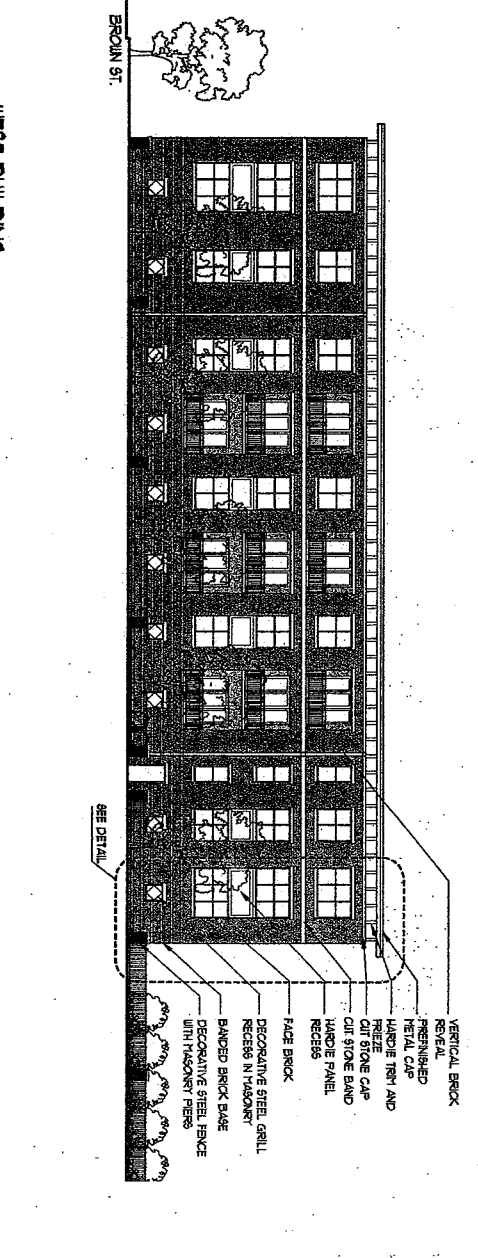


2 REAR ELEVATION
1/8" = 1'-0"

5 EAST BUILDING COURTYARD ELEVATION
1/8" = 1'-0"

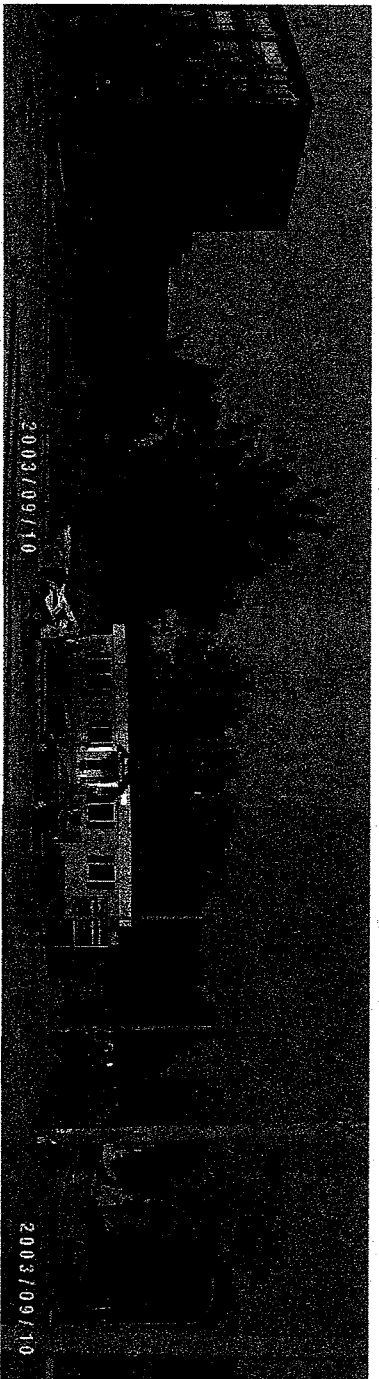


3 EAST BUILDING HUBBARD STREET ELEVATION
1/8" = 1'-0"



6 WEST BUILDING PALMER STREET ELEVATION
1/8" = 1'-0"

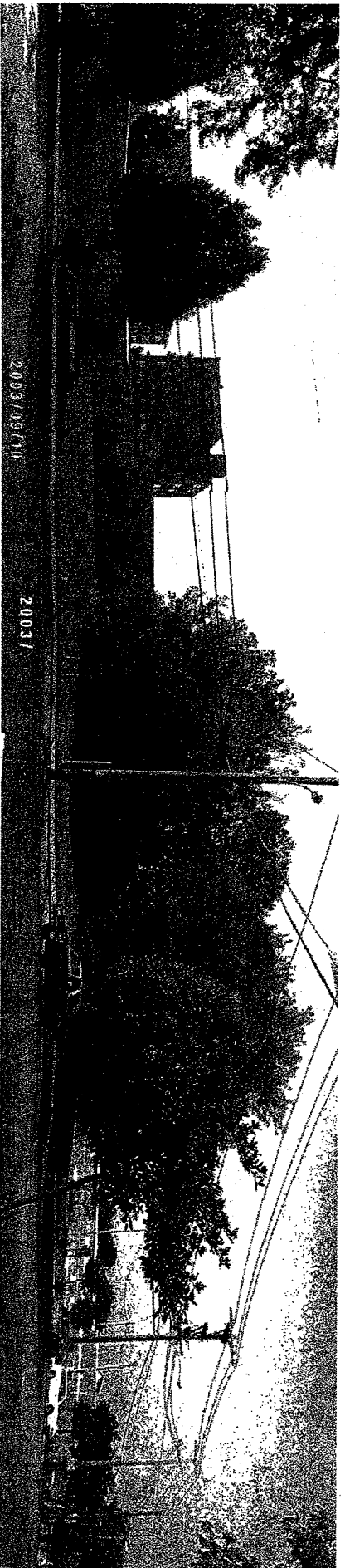
BREWERS HILL - BLOCK B



1 EXISTING EAST ELEVATION



2 EXISTING WEST ELEVATION



3 EXISTING NORTH ELEVATION

BREWERS HILL - BLOCK B SITE PHOTOGRAPHS

